

# OAKLEY SHOPS AT LAUREL FIELDS



## FUTURE SAFEWAY GROCERY-ANCHORED CENTER

Laurel Road & O'Hara Ave, Oakley, CA 94561

Regency  
Centers.

A Regency Centers Development





# THE LOCATION

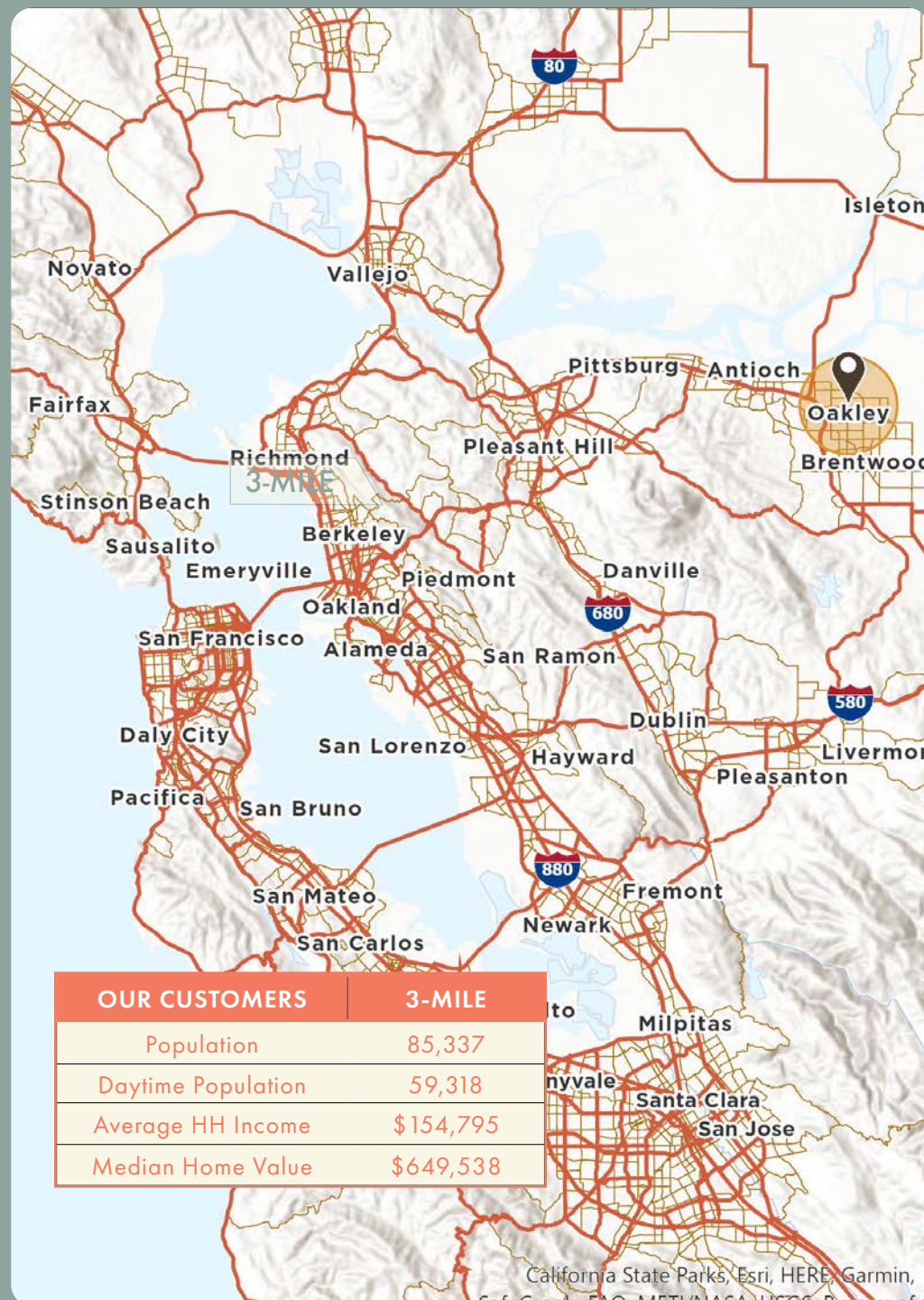
## In the Heart of the Oakley Community

**Oakley Shops at Laurel Fields** is located in the heart of Oakley, just 30 minutes outside Walnut Creek and situated as a gateway between the San Francisco Bay Area and the Central Valley. It is cornered at the arterial intersection of Laurel Road and O'Hara Ave and borders the Laurel Fields baseball park, a neighborhood recreational hub.

The Oakley community is experiencing significant growth with **1,048 homes** built since Q1 2022 and **11,483 homes** projected to be built in approved subdivisions within a **5-mile radius**.

Consisting of a **55,000 SF Safeway** anchor, **22,000 SF of shops space**, and a fuel center, this ground-up development will serve as the primary neighborhood center for the surrounding area.

Oakley Shops at Laurel Fields is expected to **open in 2025**.



**OAKLEY  
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# RESIDENTIAL GROWTH

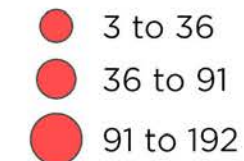
## New Home Construction within 5 Miles

1,048 Built since Q1-2022  
11,483 Remaining to Build

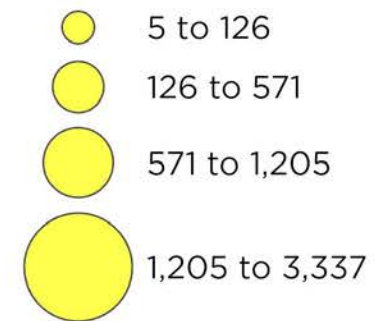
## Homes Built in Last 12-Months



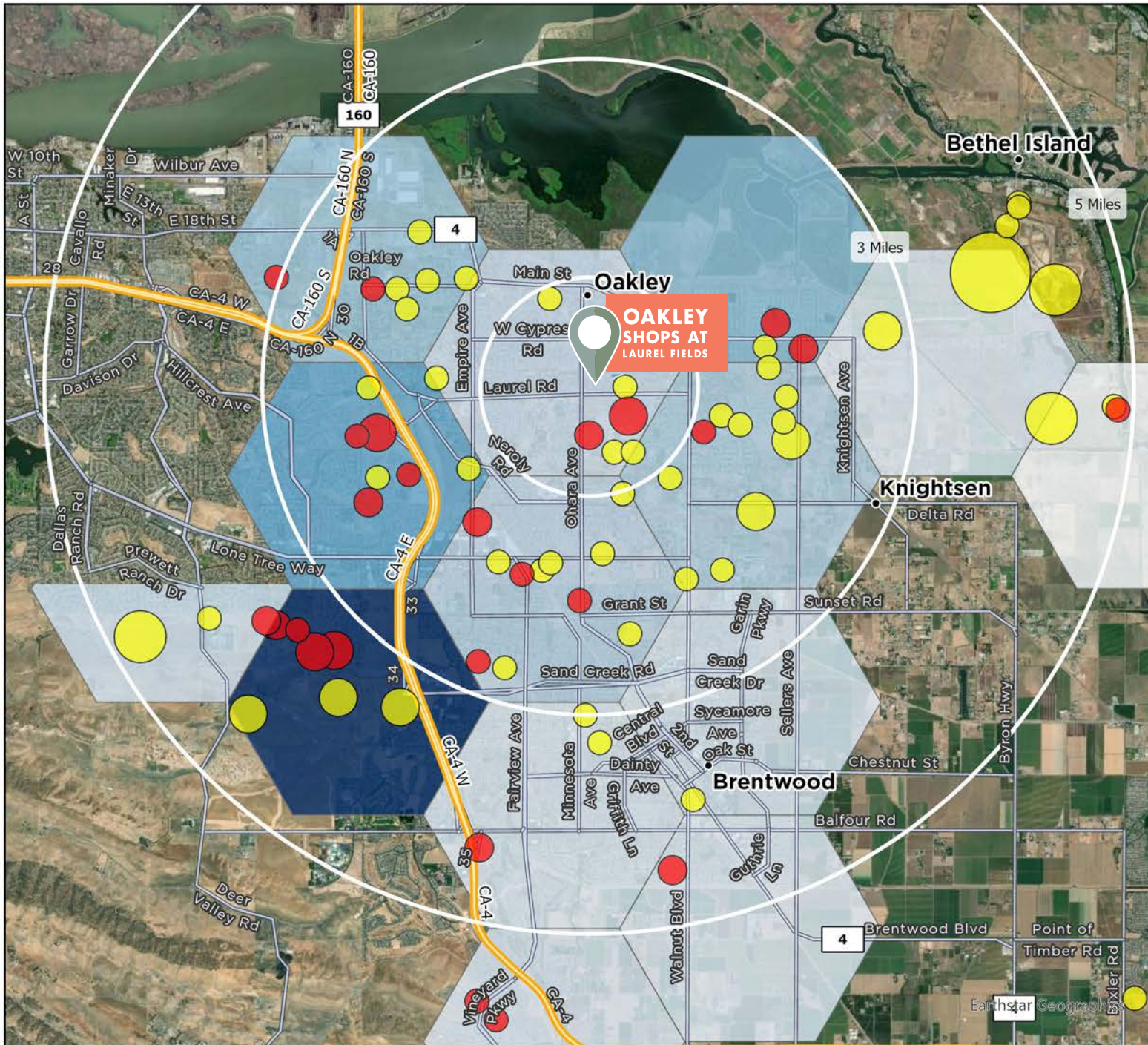
## Active Subdivisions by Homes to be Built



## Future Subdivisions by Homes to be Built

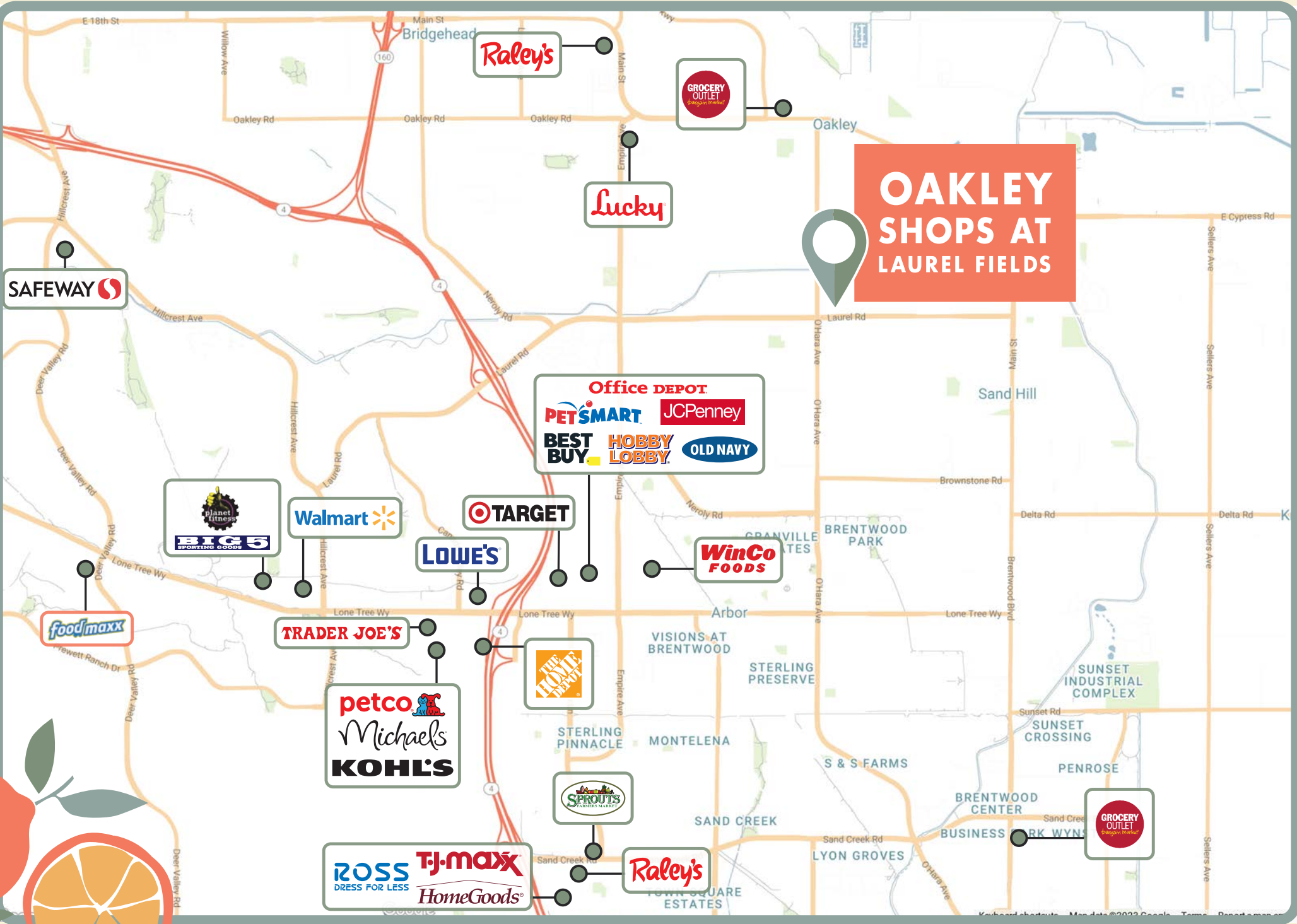


Source: Zonda Q1-2023





# THE MARKET



OAKLEY SHOPS AT LAUREL FIELDS



	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population - 2023	16,572	85,337	179,659
Population - 2028	17,464	94,962	196,176
Total Daytime Population	11,182	59,318	134,386
Average Household Income	\$138,290	\$154,795	\$148,229
Median Home Value	\$558,315	\$649,538	\$649,431
Households - 2023	4,922	25,243	54,927
Households - 2028	5,187	28,090	60,167
Annual New Home Closing Rate*	53	606	1,048
Remaining Homes To Be Built*	360	2,847	11,483



**95K**

Population By 2028\*



**\$155K**

Average Household Income\*

\* 3-Mile Radius

**DEMOGRAPHIC  
SNAPSHOT**

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# SITE AERIAL

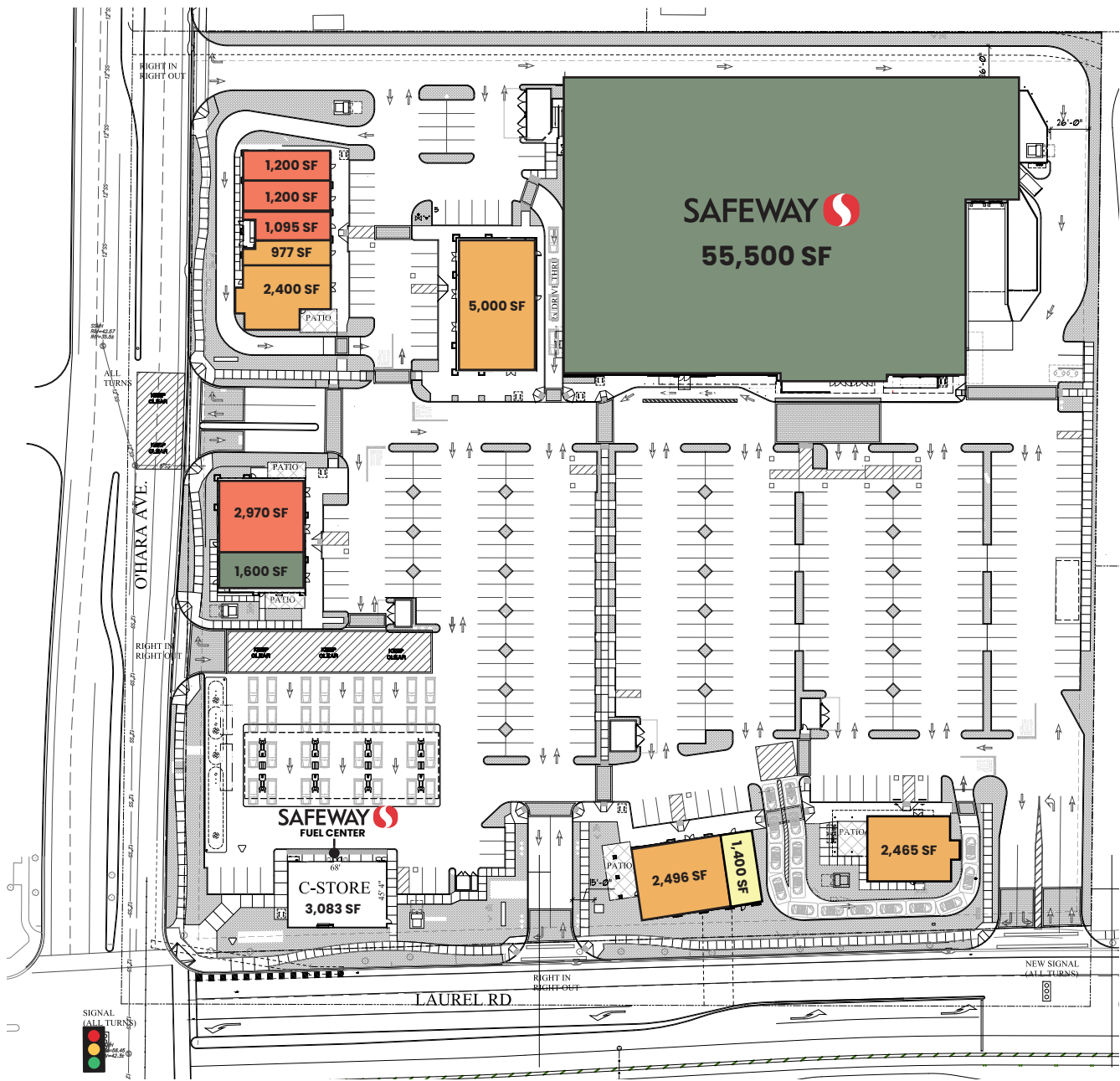
SUMMARY	SQUARE FOOTAGE
Safeway	55,500
Shops	21,303
C-Store (NAP)	3,083
<b>Total</b>	<b>79,886</b>

O'Hara Avenue 12,675 VPD

Laurel Road 29,176 VPD



# SITE PLAN



- AVAILABLE
- LOI IN PROCESS
- AT LEASE
- LEASED
- NOT A PART





**OAKLEY  
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# RENDERINGS

OAKLEY  
SHOPS AT  
LAUREL FIELDS



# OAKLEY SHOPS AT LAUREL FIELDS

## About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

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We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



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